

IN RE: PETITIONS FOR SPECIAL EXCEPTION \* BEFORE THE  
AND VARIANCE - SW/Corner \* DEPUTY ZONING COMMISSIONER  
Woodlawn Drive & Whitehead Road (1818 Woodlawn Drive)  
1st Election District \* OF BALTIMORE COUNTY  
2nd Councilmanic District \* Case No. 89-87-XA  
Texaco, Inc.  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a gasoline service station in combination with a food store, and a variance to permit a freestanding sign of 194 sq.ft. total in lieu of the maximum permitted 100 sq.ft., all as more particularly described in Petitioner's Exhibit 1.

The Petitioner was represented by Vernon F. Booser, Esquire. Dash In Food Stores, Contract Purchaser of the subject property, by Harry Brown, Director of Real Estate and Construction, appeared, testified and was also represented by Mr. Booser. Also appearing on behalf of the Petitioner was William P. Monk, a Land Use Planning and Zoning Consultant. There were no Protestants.

Testimony indicated that the subject property, known as 1818 Woodlawn Avenue, is zoned B.M.-I.M., consists of .607 acres, plus or minus and is located at the intersection of Woodlawn Avenue and Whitehead Road. Testimony indicated the property had been used as a Texaco Service Station for approximately 15 years or more but has been closed for less than one year. Petitioner proposes removing the existing building and in its place constructing a Dash In Food Store facility similar to that depicted in Petitioner's Exhibit 4. The existing gas pump island and canopy will remain.

Mr. Monk testified regarding the surrounding area and discussed the criteria set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). In his opinion, the proposed use of the subject property as a combination service station/food store is appropriate and would not conflict with any of the criteria set forth in Section 502.1.

Mr. Brown testified that the sign variance is needed in order to adequately identify the food store and gas station combination. Petitioner submitted as Petitioner's Exhibit 5 a photograph of the typical sign used by the Dash-In Food Stores. After much discussion, it was determined that while a size larger than normal is needed to provide adequate site distance and notice to potential patrons of the business, the size requested is more than necessary.

Subsequent to the hearing, Petitioner submitted by letter dated October 7, 1988 from William P. Monk a revised plan, which has been marked Petitioner's Exhibit A, depicting a sign containing 73 sq.ft. per side.

It is clear that the B.C.Z.R. permits the use proposed in a B.M.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse

verse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above,

the special exception and variance, as hereinafter modified, should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of October, 1988 that a gasoline service station in combination with a food store, in accordance with Petitioner's Exhibit 1, and a freestanding sign of 146 sq.ft. total in lieu of the maximum permitted 100 sq.ft., in accordance with Petitioner's Exhibit A, be approved, and as such, the Petitions for Special Exception and Zoning Variance are hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall provide compressed air and water for customers.
- 3) Petitioner shall landscape the property in compliance with the B.C.Z.R. and at a minimum in accordance with Petitioner's Exhibit 1.
- 4) The sign shall not exceed 73 sq.ft. per side.
- 5) Landscaping shall be provided within the right-of-way along Woodlawn Avenue.
- 6) Extra-wide markings or vivid colors shall be provided to clearly designate the limits of Parking Spaces 6 through 9.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 10/19/88  
By J. Robert Haines

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Date 10/19/88  
By J. Robert Haines

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Date 10/19/88  
By J. Robert Haines

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333  
J. Robert Haines  
Zoning Commissioner

October 19, 1988

Vernon F. Booser, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE  
SW/Corner Woodlawn Drive and Whitehead Road  
(1818 Woodlawn Drive)  
1st Election District - 2nd Councilmanic District  
Texaco, Inc. - Petitioner  
Case No. 89-87-XA

Dear Mr. Booser:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjjs  
cc: William P. Monk  
Loyola Federal Building, Suite 204-A  
22 W. Pennsylvania Avenue, Towson, MD. 21204  
People's Counsel  
File

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
SW Corner Woodlawn Dr. & Whitehead Rd. (1818 Woodlawn Dr.) OF BALTIMORE COUNTY  
1st District  
TEXACO, INC., Petitioner : Case No. 89-87-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 14th day of September, 1988, a copy of the foregoing Entry of Appearance was mailed to Vernon F. Booser, Esquire, 614 Bosley Ave., Towson, MD 21204, Attorney for Petitioner; and William P. Monk, Representative, Loyola Federal Bldg., Suite 204 A, 22 W. Pennsylvania Ave., Towson, MD 21204, who requested notification.

Peter Max Zimmerman  
Peter Max Zimmerman

PETITION FOR SPECIAL EXCEPTION/VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a gasoline service station in combination with a food store (Section 405.4 D(8)) and a variance from Section 413.2.F to permit a total 194 sq. ft. in lieu of the maximum 100 sq. ft. for a freestanding sign.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Vernon F. Booser

(Type or Print Name)

Signature

Address

City and State

Towson, Maryland 21204

City and State

Attorney's Telephone No. 828-9441

Address

City and State

Towson, Maryland 21204

City and State

Attorney's Telephone No. 828-9441

Address

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Towson, Maryland 21204

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Attorney's Telephone No. 828-9441

Address

City and State

Towson, Maryland 21204

City and State

Attorney's Telephone No. 828-9441

Address

City and State

ZONING DESCRIPTION

BEGINNING on the west side of Woodlawn Avenue, 80 feet wide, at a distance 59.32 feet south of the center line of Whitehead Road and running on the west side of Woodlawn Avenue the following courses and distances:

1. Along a curve to the left having a radius of 884.33 feet and a length of 140.68 feet;
2. South 83 degrees 20 minutes 38 seconds west 160.00 feet;
3. North 2 degrees 01 minutes 40 seconds east 180.00 feet;
4. Along a curve to the right having a radius of 1200.00 feet and a length of 80.48 feet;
5. Due east 44.86 feet;
6. Along a curve to the right having a radius of 25 feet and a length of 38.53 feet to the place of beginning. Containing 26,462 square feet in the First Election District.

Property known as 1818 Woodlawn Avenue



[illegible]

THE NORTHWEST STAR

RECEIVED  
SEP 8 1988  
ZONING OFFICE

CERTIFICATE OF PUBLICATION

Fikesville, Md., Sept 14, 1958

NOTIFY, that the annexed advertisement

in the NORTHWEST STAR, a weekly

published in Fikesville, Baltimore

and before the 15th day of

19 58

publication appearing on the

day of Sept, 19 58

publication appearing on the

day of Sept, 19 58

publication appearing on the

day of \_\_\_\_\_, 19 \_\_\_\_\_

THE NORTHWEST STAR

Manager John Beck  
\$ 19.20 (Dep't 14 w/ change)

Variance added to  
Petitioner after  
ad. run of 9/7-9/9/88.  
Revision ran following  
week - had sign  
posted - all timely.

**“DUPLICATE”**  
**CERTIFICATE OF PUBLICATION**

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SALES & LEGAL NOTICES  
**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, for authority at a public hearing to consider a Special Exception to the Zoning Ordinance of Baltimore County will hold a public hearing on the application of \_\_\_\_\_, a person identified herein in Room 1002 of the County Office Building, located at 111 W. C. Maupassant Avenue in Towson, Maryland as follows:

For the Special Exception (Case Number: 18-07-3) to: **SWAC Woodstock Drive and Woodwind Drive (1818 Woodstock Drive) at Station District 18-07-3** (hereinafter: "Petitioner").

Hearing Date: Tuesday, October 15, 2019 at 10:00 a.m.  
Special Exception: A gasline with a food store.

In order that the Petitioner is granted a building permit to be issued within the thirty (30) day appeal period. The Zoning Commission will then consider any request for a stay of the issuance of said permit pursuant to the provisions of the Ordinance.

TOWSON, MD., September 11, 2018

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on September 18, 2018

THE JEFFERSONIAN,  
Special  
Publisher

*S. Zeke*  
*Orlin*

*Rick*  
*M18/413*

*\$35.63*  
*P0404195*

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 52853

DATE 7/24/67 ACCOUNT OK 615

AMOUNT \$75.00

RECEIVED FROM: 341 HERRICK

FOR: 2.15. (f. 2. = 471)

8 8111\*\*\*\*\*TDC: 1154F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 52442

DATE 6/20/83 ACCOUNT 01-615

AMOUNT \$ 100.00

RECEIVED FROM WILLIAM YANK

FOR FINE FOR SPEED EXCEEDED # A70

TOTAL \$ 100.00 1000000000 3275F

VALIDATION OR SIGNATURE OF CASHIER

89-27-XI

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
16th day of July, 1977.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Petitioner's \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_

Received by: \_\_\_\_\_  
Chairman, Zoning Plans  
Advisory Committee

James E. Bourser

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Date: \_\_\_\_\_

Werron F. Brouce, Esq.  
614 Sealey Avenue  
Towson, Maryland 21204

Re: Petition for Special Exception  
CASE NUMBER: 00-07-J-1  
3016 Woodlawn Drive and Whitehead Road  
(1016 Woodlawn Drive)  
1st Election District - 2nd Councilmember  
Petitioner(s): Tesesco, Inc.  
HEARING SCHEDULED: TUESDAY, OCTOBER 4, 1999 at 10:45 a.m.

Date: 9/22/88

**Dennis F. Rasmussen**

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

August 19, 1999

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE  
September 29, 1988

September 28 1988

Vernon F. Boozer, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Item No. 470 - Case No. 89-87-XA  
Petitioner: Texaco, Inc.  
Petition for Special Exception

**• B. M. B.**

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are made in order to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
James E. Dyer /s/

IED.dtt

cc: William P. Monk  
Loyola Federal Building  
Suite 204A  
22 W. Pennsylvania Ave  
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 59316

DATE \_\_\_\_\_ ACCOUNT 01-615

AMOUNT \$ 75.00

RECEIVED FROM \_\_\_\_\_  
(Income # 77)(Cm - 81-57\*)  
- Income tax

FOR \_\_\_\_\_

G B CEN \*\*\*\*\*13500:CA 1/1/76

DISTRIBUTION: [ ] Cash [ ] Other [ ] Refund [ ] Other [ ]

VALIDATION OR SIGNATURE OF CASHTER \_\_\_\_\_

156-1031

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. **69108**

DATE **10/4/88** ACCOUNT **R-01-615-000**

AMOUNT \$ **139.66**

RECEIVED FROM **Dash, John Fred (Taxi)**

FOR **Return 1600** **11/1/88 earning**

B [22] \*\*\*\*\*135647-697-XA

VALIDATION OR SIGNATURE OF CARRIER

Please be advised that \$139.66 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

JRH:gs  
cc: file

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception  
CASE NUMBER: 89-87-XA  
SU/C Woodlawn Drive and Whitehead Road  
(1818 Woodlawn Drive)  
1st Election District - 2nd Councilman  
Petitioner(s): Texaco, Inc.  
HEARING SCHEDULED: TUESDAY, OCTOBER

Variance from Section 413.2.f to permit a total 19% sq. ft. in lieu of 20% sq. ft. for a combined building.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: W.J. Gray, Texaco Real Estate Agent  
Vernon F. Boozer, Esq.  
William P. Monk  
File



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

J. Robert Haines  
TO: Zoning Commissioner  
Pat Keller, Deputy Director  
FROM: Office of Planning and Zoning  
Dash In Food Store  
SUBJECT: Zoning Petition No. 89-87-A

Date: September 28, 1988

RECEIVED  
SEP 30 1988

## ZONING OFFICE

The applicant is requesting a special exception to allow for the conversion and reuse of an automobile service station into a gasoline and convenience store operation. In response to this request, staff provides the following information:

- On July 21, 1988, the Planning Board approved a waiver of ORG No. W-88-190 for this project.
- An extensive landscape plan and treatment should be provided for this project. In addition to the landscape areas along Whitehead Road and the western and southern boundaries of the property, landscaping should also be provided within the right-of-way area along Woodlawn Avenue. Landscaping around the building is also of critical importance.
- The parking area located at the northwest section of the parcel causes some concern. Parking spaces numbered 6 through 9 are in a good location and well situated, however, asphalt extends beyond these spaces up to the property line. It will be difficult to keep cars from entering and parking beyond the area designated for parking. It is our understanding that the area located beyond the designated parking areas will be used for employee parking. If this area is to remain paved staff would suggest that extra wide pavement markings or vivid colors be provided to clearly designate the limits of this parking area. The use of the area beyond the designated parking is for employee parking, which will cause wear at an accelerated rate and necessitate maintenance. Ideally, some extended landscape area should be provided along the entire western side of the tract within the applicant's property line.
- Building Conversion - Article 56, Section F(a) of the State of Maryland Code states that as of July 1, 1977 all localities are required to review service stations which are eliminating their full-service operations (auto repair) and changing to an alternate level of service. Furthermore, local jurisdictions have been granted the authority to deny an elimination of auto repair functions by service stations. The State of Maryland, Motor Vehicle Fuel Tax Division, Comptroller's Office which issues certificates of registration to service stations altering service levels will not issue a certificate of registration unless the application has been reviewed by localities and their regulatory bodies.

OCT. 03 1988

Dash In Food Store  
No. 89-87-A  
September 28, 1988

Page Two

Staff notes that the proposed use (which has a convenience store component) is located directly adjacent to an existing convenience store. In an effort to preserve some of the automobile service functions of the facility, staff recommends that the applicant provide compressed air and water.

Based upon the information provided and analysis conducted, staff recommends approval of the proposed project subject to the concerns noted.

PK/st

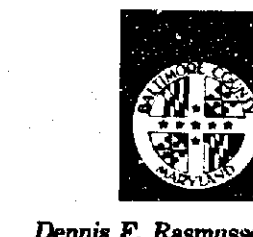
cc: *James A. Page, Jr.*  
11/1/88

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reincke  
Chief

July 15, 1988

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Dennis F. Rasmussen  
County Executive

Re: Property Owner: Texaco, Inc.

Location: SW/C Woodlawn Dr. and Whitehead Rd.  
1818 Woodlawn Drive  
Item No.: 470

Zoning Agenda: Meeting of 7/5/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*  
Planning Bureau  
Special Inspection Division  
Noted and Approved: *John F. O'Neill*  
Fire Prevention Bureau

\* NFPA 30, 1981 Ed., Sec. 7-8.4.3. shall apply. One attendant shall be on duty to supervise dispensing of Class I Liquids, while they are dispensed,  
/j1

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
494-3554

July 25, 1988

Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 458, 459, 460, 462, 464, 465, 467, 468, 470, and 471.

Very truly yours,

*Stephen E. Weber, P.E.*  
Stephen E. Weber, P.E.  
Assistant Traffic Engineer

SEM/RF/cps

RECEIVED  
JUL 28 1988  
ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT7/2/88  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 470, Zoning Advisory Committee Meeting of July 5, 1988  
Property Owner: *Texaco, Inc.*  
Location: *SW/C Woodlawn Dr. and Whitehead Rd.* District *1*  
Water Supply *metre* Sewage Disposal *metre*

## COMMENTS ARE AS FOLLOWS:

- Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed handler and tank removed from the property or properly backfilled. Prior to new well or abandonment, owner must contact the Division of Waste Management at 494-3768.
- Soil percolation tests, have been conducted, must be conducted.
- The results are valid until.
- Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until.
- is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- Others

*Karen A. Murray*  
BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

## WILLIAM MONK

LAND USE PLANNING AND ZONING CONSULTANT

July 15, 1988

Mr. Robert Haines  
Zoning Commissioner  
Baltimore County Office of Planning and Zoning  
111 W. Chesapeake Avenue  
Baltimore, Maryland 21204

RE: Item # 470: Proposed Dash-In Food Store  
1818 Woodlawn Avenue, Baltimore County, MD

Dear Mr. Haines:

Enclosed please find the appropriate number of copies of revised site plans for the above referenced property. The changes reflect a slightly larger store, an additional five parking spaces along Whitehead Road, and a reduced driveway ramp along Woodlawn Avenue.

Cordially,

William P. Monk

WPM:jrd  
enclosures

LOYOLA FEDERAL BUILDING  
Suite 204 A  
22 W. PENNSYLVANIA AVE.  
TOWSON, MD 21204  
301-494-8831

7620 LITTLE RIVER TURNPIKE  
SUITE 300  
ANNANDALE, VA 22003  
703-750-0111

## WILLIAM MONK

LAND USE PLANNING AND ZONING CONSULTANT

October 7, 1988

Ms. Ann Nastarwicz  
Deputy Zoning Commissioner  
for Baltimore County  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Case #89-87-X, 1818 Woodlawn Drive,  
Baltimore County, Maryland

Dear Ms. Nastarwicz:

Per your request we are submitting a revised sign for the proposed Dash-In Food Store at the above referenced location. This sign is 73 square feet per side which should be consistent with your request for a sign containing 75 square feet or less per side.

We wish to submit this as our revised sign, and that you approve same as part of the order.

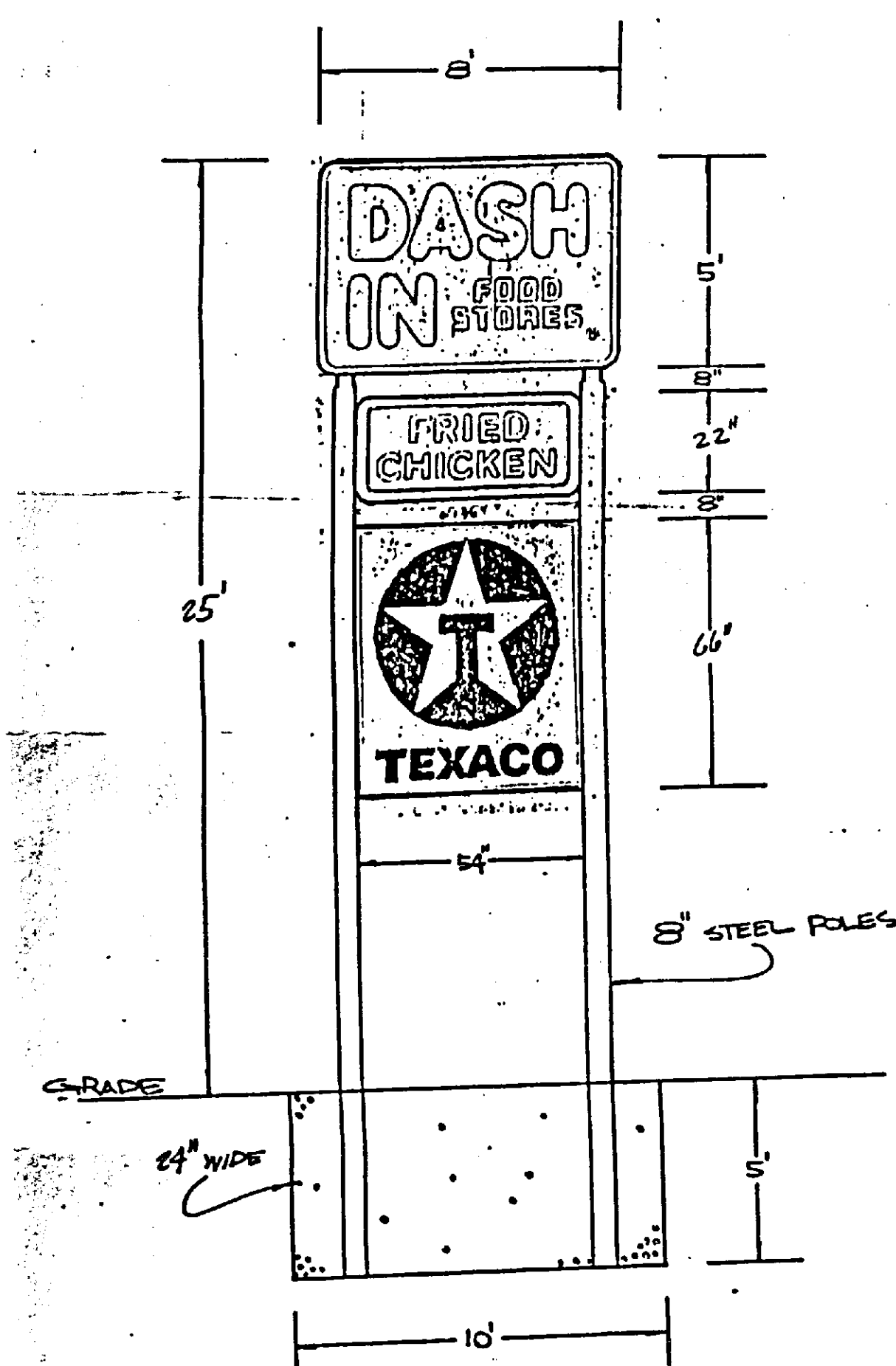
Cordially,

*William P. Monk*  
William P. Monk  
enclosure

cc: Mr. Vernon Boozer  
Mr. Harry Brown  
Mr. Ken Colbert

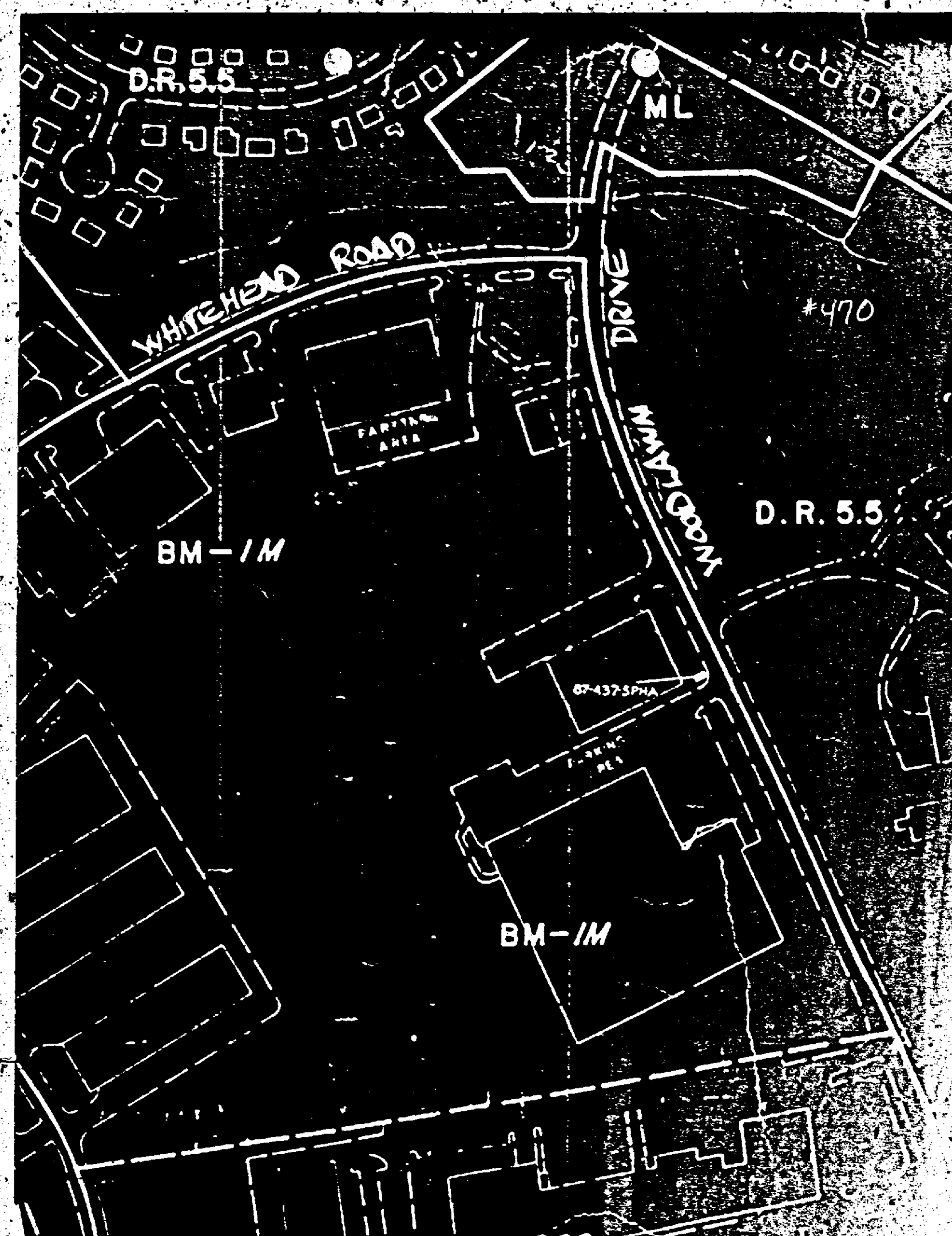
LOYOLA FEDERAL BUILDING  
Suite 204 A  
22 W. PENNSYLVANIA AVE.  
TOWSON, MD 21204  
301-494-8831

7620 LITTLE RIVER TURNPIKE  
SUITE 300  
ANNANDALE, VA 22003  
703-750-0111



*Re: Haines Exhibit A*





**WILLIAM MONK**  
 LAND USE PLANNING AND ZONING CONSULTANT  
 LOYOLA FEDERAL BUILDING SUITE 204 A  
 22 W. PENNSYLVANIA TOWSON, MD 21204  
 301-494-8931

**TYPICAL SIGN AND CANOPY**

**PETITIONER'S EXHIBIT 5**

**WILLIAM MONK**  
 LAND USE PLANNING AND ZONING CONSULTANT  
 LOYOLA FEDERAL BUILDING SUITE 204 A  
 22 W. PENNSYLVANIA TOWSON, MD 21204  
 301-494-8931

**TYPICAL DASH-IN STORE AND GAS OPERATION**

The top photograph shows the exterior of a DASH IN store with a sign that reads 'DASH IN STORES'. The bottom photograph shows a gas station with a sign that reads 'DASH IN STORES'.

**EXISTING LANDSCAPING**

The top photograph shows a parking area with some landscaping. The bottom photograph shows a sign for 'Cable Clothes'.

**WILLIAM MONK**  
 LAND USE PLANNING AND ZONING CONSULTANT  
 LOYOLA FEDERAL BUILDING SUITE 204 A  
 22 W. PENNSYLVANIA TOWSON, MD 21204  
 301-494-8931

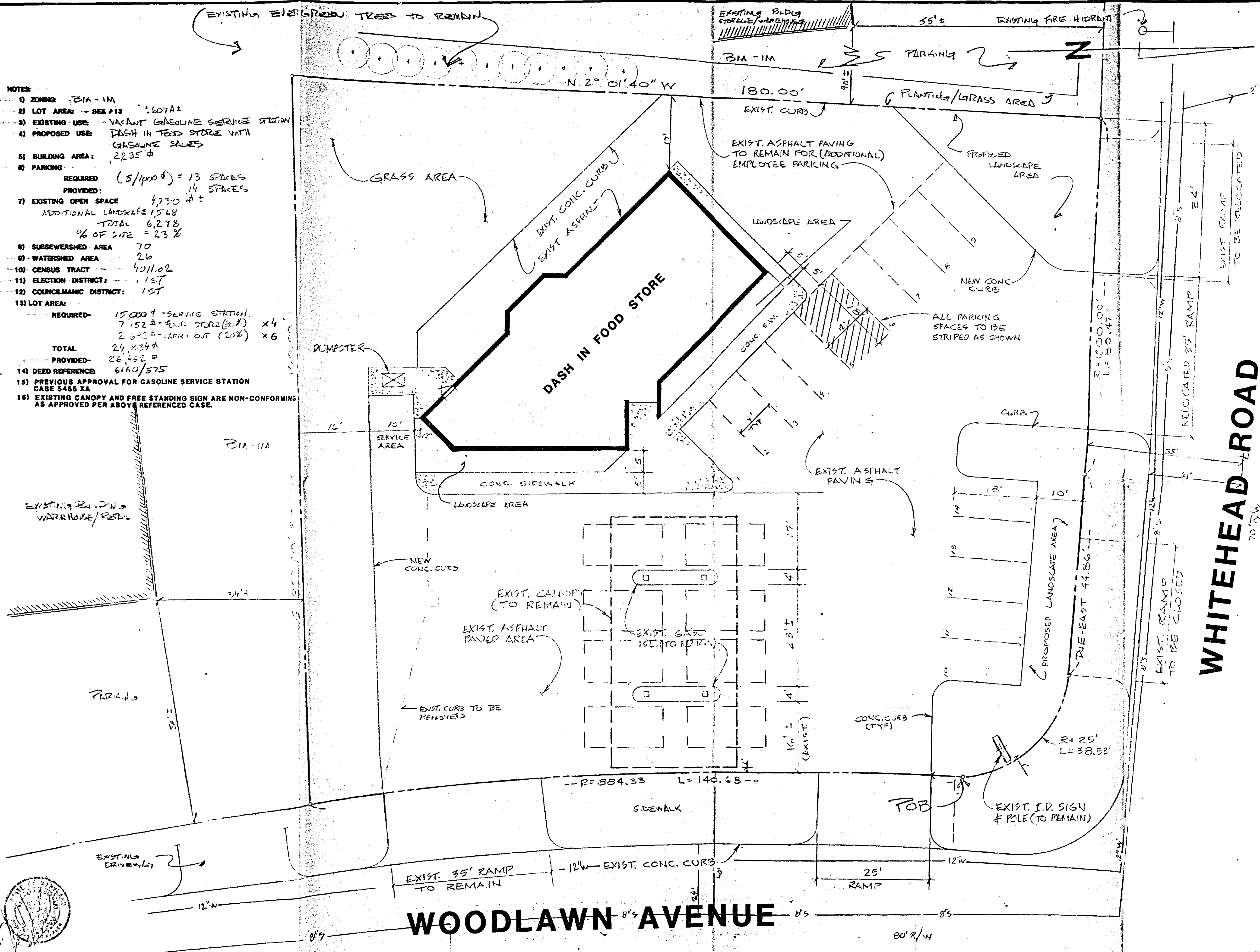
**7620 LITTLE RIVER TURNPIKE SUITE 620 ANNANDALE, VA 22003 703-941-1830**





NOTES:

- 1) ZONING: B1A-1M
- 2) LOT AREA: SEE #13 1.607A±
- 3) EXISTING USE: VACANT GASOLINE SERVICE STATION
- 4) PROPOSED USE: DASH IN FOOD STORE WITH GASOLINE SALES
- 5) BUILDING AREA: 2,235'±
- 6) PARKING:
  - REQUIRED (5/1000) = 13 SPACES
  - PROVIDED: 14 SPACES
- 7) EXISTING OPEN SPACE: 4,730'±
- ADDITIONAL LANDSCAPE: 1,568
- TOTAL: 6,298
- % OF SITE = 23%
- 8) SUBWERSHED AREA: 70
- 9) WATERSHED AREA: 26
- 10) CENSUS TRACT: 4011.02
- 11) ELECTION DISTRICT: 1ST
- 12) COUNCILMANIC DISTRICT: 1ST
- 13) LOT AREA:
  - REQUIRED: 15,000'± - SERVICE STATION
  - 7,152'± - FOOD STORE (2.8%) X 4
  - 2,622'± - ALLOT OUT (20%) X 6
  - TOTAL: 24,234'±
  - PROVIDED: 26,752'±
  - 6160/575
- 14) DEED REFERENCE: 6160/575
- 15) PREVIOUS APPROVAL FOR GASOLINE SERVICE STATION CASE 5455 XA
- 16) EXISTING CANOPY AND FREE STANDING SIGN ARE NON-CONFORMING AS APPROVED PER ABOVE REFERENCED CASE.



# PLAT TO ACCOMPANY SPECIAL EXCEPTION APPLICATION

**DASH IN FOOD STORE**  
 1818 WOODLAWN AVENUE  
 BALTIMORE COUNTY, MARYLAND

PREPARED FOR:  
 DASH IN FOOD STORES  
 THE WILLS GROUP INC.  
 P O BOX E  
 LAPLATA, MARYLAND 20646  
 HARRY BROWN  
 REAL ESTATE REPRESENTATIVE

PREPARED BY:  
 WILLIAM P MONK  
 LAND USE PLANNING AND ZONING CONSULTANT  
 LOYOLA FEDERAL BUILDING  
 SUITE 204A  
 22 W. PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21204

SCALE: 1"=10'

DRAWN BY: WPM

DATE: 6/21/98

REV: 7/13/98

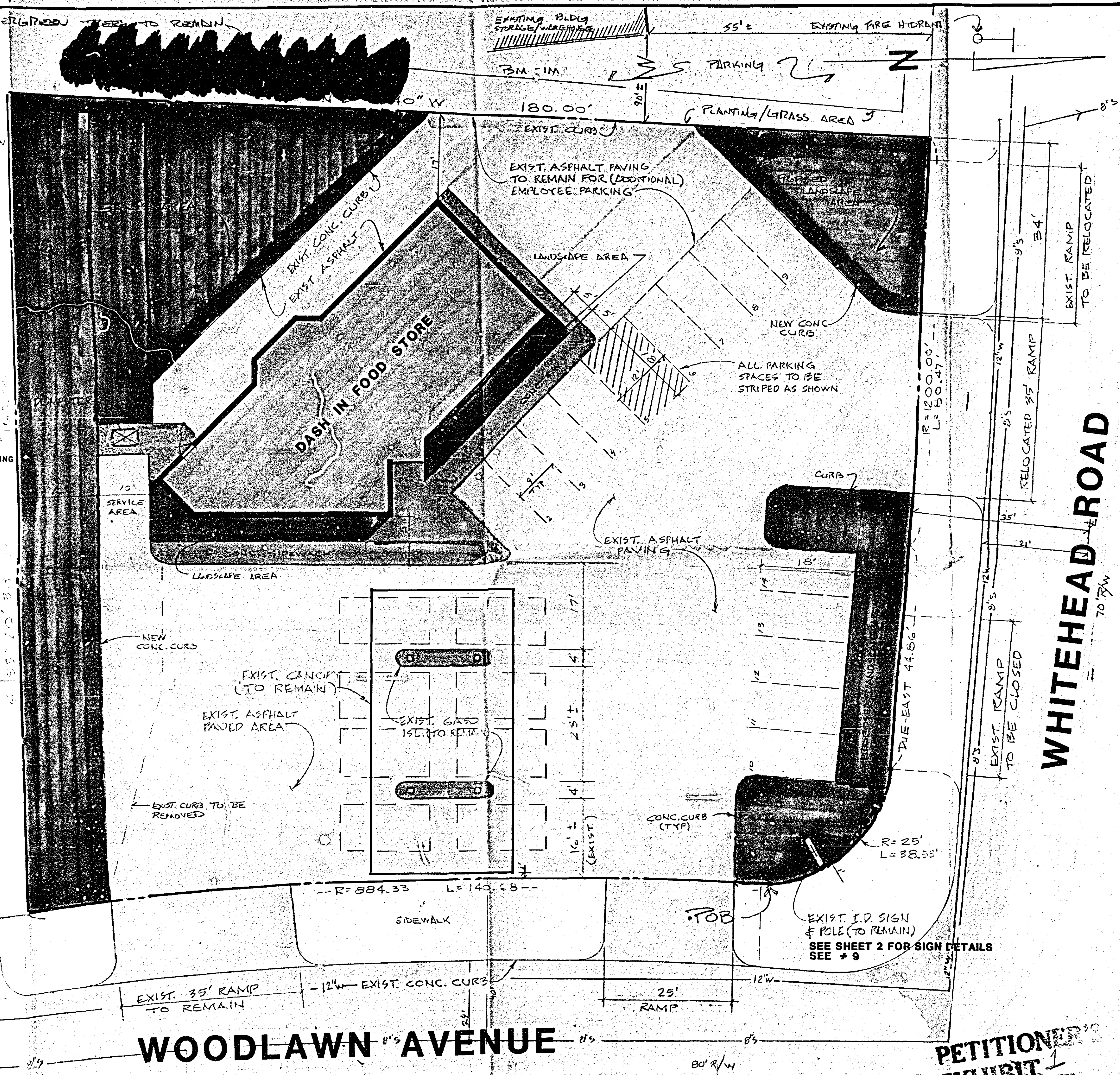


1) ZONING B1A - 1M  
2) LOT AREA: - 555 ± 13 1,607 ±  
3) EXISTING USE: - VACANT GASOLINE SERVICE STATION  
4) PROPOSED USE: - PASH IN FOOD STORE WITH GASOLINE SALES  
5) BUILDING AREA: 2,235 ±  
6) PARKING  
REQUIRED (5/1000 ±) = 13 SPACES  
PROVIDED 14 SPACES  
7) EXISTING OPEN SPACE 477 ± ± 4,970 sq. ft.  
ADDITIONAL LANDSCAPE 1500 2,160 sq. ft.  
TOTAL 627 ± 7,130 sq. ft.  
% OF SITE = 22.6 27%

8) SUBSEWERSED AREA 70  
9) WATERSHED AREA 26  
10) CENSUS TRACT - 7011.02  
11) ELECTION DISTRICT: 157  
12) COUNCILMANIC DISTRICT: 1ST  
13) LOT AREA:  
REQUIRED- 15,000 ± - SERVICE STATION,  
7,152 ± - FOOD STORE (3 X) x 4  
2,444 ± - WAREHOUSE (20 X) x 6  
TOTAL 24,594 ±  
PROVIDED- 25,000 ± 26,440 sq. ft.

14) DEED REFERENCE: 6150/575  
15) PREVIOUS APPROVAL FOR GASOLINE SERVICE STATION CASE 5455 XA  
16) EXISTING CANOPY AND FREE STANDING SIGN ARE NON-CONFORMING AS APPROVED PER ABOVE REFERENCED CASE.

CASE # 89 - 87 X  
ITEM # 470



PREPARED FOR:  
DASH IN FOOD STORES  
THE WILLS GROUP INC.  
P O BOX E  
LAPLATA, MARYLAND 20646  
HARRY BROWN  
REAL ESTATE REPRESENTATIVE

PREPARED BY: WILLIAM P MONK  
LAND USE PLANNING AND ZONING CONSULTANT  
LOYOLA FEDERAL BUILDING  
SUITE 204A  
22 W. PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

**PLAT TO ACCOMPANY SPECIAL  
EXCEPTION APPLICATION**

**DASH IN FOOD STORE**  
1818 WOODLAWN AVENUE  
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 10'

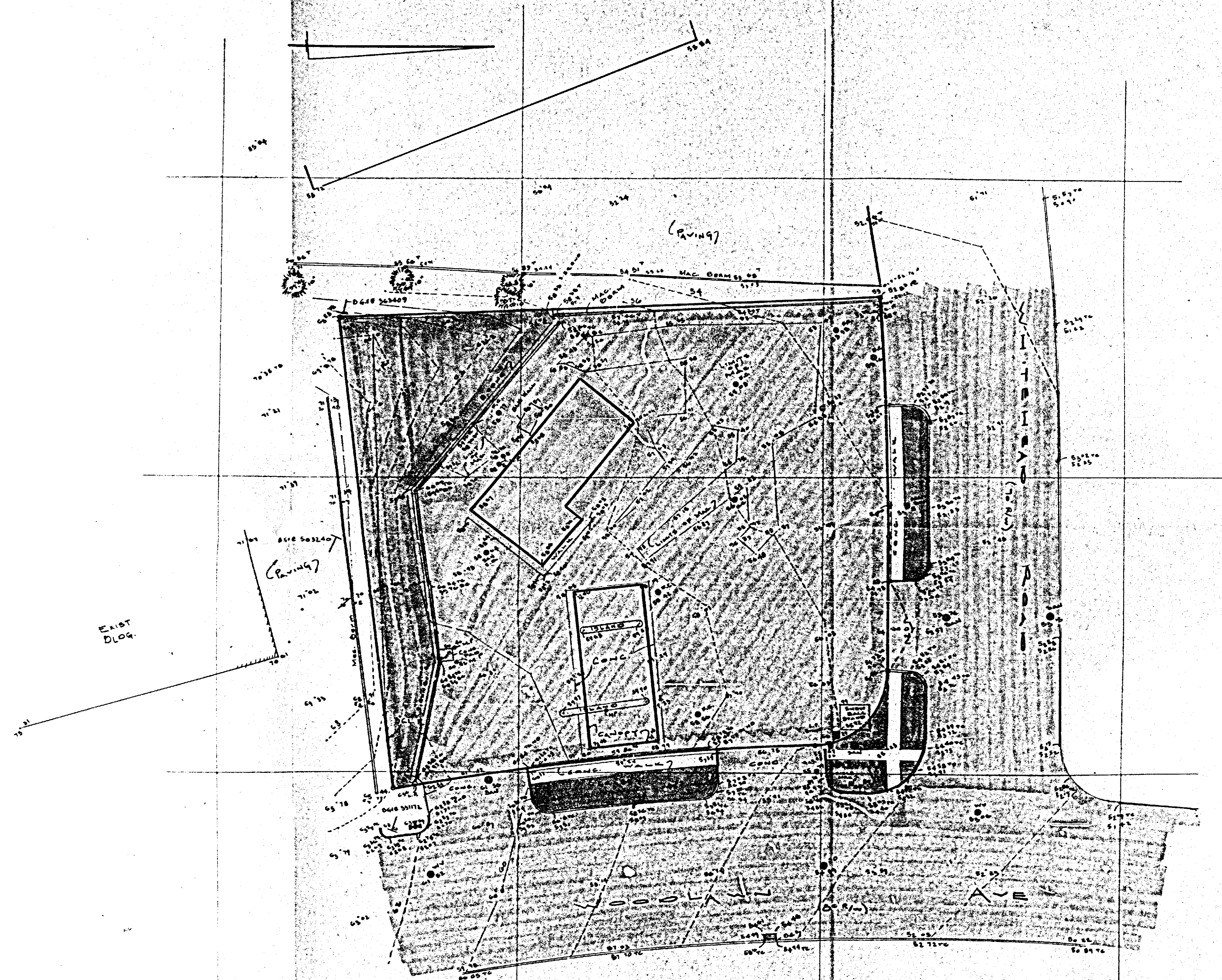
OWN.BY:

DATE: 6/21/92

REV: 7/13/88

**PETITIONER**  
**EXHIBIT 1**





# EXISTING CONDITIONS

TOPOGRAPHIC WORKSHEET  
 DASH IN  
 WOODLAWN AVE & WHITEHEAD RD  
 BALTIMORE Co., MD  
 AUG 1, 1988 SCALE: 1"=20'

PETITIONER'S  
 EXHIBIT 3